



Homestead in the Willows

Homestead Herald

NOVEMBER 2024 Volume 48 #11

A Covenant Controlled Community for the Benefit of All
www.homesteadinthewillows.org



Colorado has passed a new law for all property owners in an HOA

Action required!! Please see page 7 for details...





ASSOCIATION NEWS

DECEMBER HERALD DEADLINE IS NOVEMBER 15, 2024

MANAGERS:

Business Office	Katie Kidwell	303-793-0230
	businessmgr@homesteadinthewillows.org	
Landscape	Nancy Bauer	303-241-6212
Tennis Facilities	Jill Ellsworth	303-808-4513
Pool	Jaylene Jones	303-617-0221
ACC	accmgr@homesteadinthewillows.org	

BOARD OF DIRECTORS:

President	James Keating	720-701-0463
	pres@homesteadinthewillows.org	
VP	Michael Garnsey	303-210-9152
	vp@homesteadinthewillows.org	
Secy	Ginny Karlberg	303-564-6336
	sec@homesteadinthewillows.org	
Treasurer	Steve Bell	303-886-1844
	treas@homesteadinthewillows.org	
Mem at Large	Robb Origer	303-668-0452
	member@homesteadinthewillows.org	

COMMITTEES:

ACC/Design Review; Covenant Review Taskforce
Swim Team, Social Committee

All committee meetings are open to residents.

REPORTS TO THE ASSOCIATION When an Association member wishes to report observed problems or any concerns or helpful ideas pertaining to the assigned areas of responsibility of the Architectural Control Committee, Landscape, Pools, or Business Office, please include your name and telephone number when you call and leave a message so that we may return your call. **The Association does not act on anonymous calls.**

BUSINESS OFFICE HOURS

5896 E. Geddes Ave.

Hours: Monday, Wednesday, Friday
9:00 am — 3:00 pm

Phone: 303-793-0230

Fax: 303-793-0109

Email: businessmgr@homesteadinthewillows.org

Website: www.homesteadinthewillows.org

BOARD MEETING

The next regular Board of Directors meeting for community input and manager's reports will be

Monday, November 11, 2024
Business Office, 6:30 pm

BOARD MEETING MINUTES: In an effort to provide timely Board information to the Membership, **UNOFFICIAL MINUTES** of each Board meeting will be published in the next issue of the Herald. Official, approved copies of all Minutes will be on file and available at the Business Office.

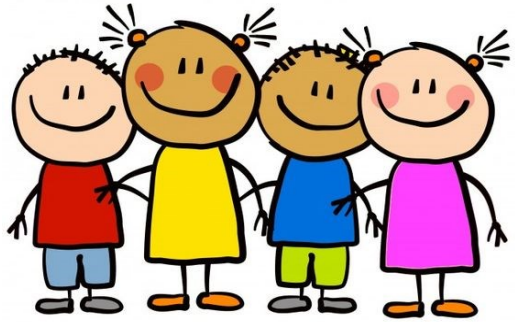
MOVING FROM HOMESTEAD? If you move from Homestead and retain ownership of your home, it is your responsibility to pay the Homeowners dues. Remember: Please notify the Business office of your new address. Dues are always due March 1st. If you are a **Renter**, you should forward all notices to the Homeowner.

THE HOMESTEAD HERALD is published monthly for residents of Homestead in the Willows. **The Business Office is located at 5896 E. Geddes Ave., (West Pool House) Centennial, CO 80112.** News items or advertisements must be submitted by the **15th of the month prior to publication.** Email **businessmgr@homesteadinthewillows.org.** Call 303-793-0230 for commercial rates, ad sizes or other information.

TABLE OF CONTENTS	
ACC News	5, 29
Calendar.....	18,19
Carriage Rides.....	14,15
Community News ..	3
Homestead Turkey Drive.....	21
Landscape Logic	12,13
Minutes.....	25,26,27
Services	31
Snow policy	33
Social Committee.....	23
Swim Team	17
Teen Services	31
Turkey Trot.....	9

ADVERTISING RATES	
Personal Ads (30 words or less)	\$ 15.00
Commercial Ads (30 words or less)	\$ 20.00
Display Ads:	
1/8 page (2 ¾ x 1 ¾")	\$ 45.00
¼ page (2¾ x 3½")	\$ 65.00
½ page (6"x 3½")	\$ 105.00
Full Page (6 "x 7½")	\$185.00
<p><u>Deadline is the 15th of each month preceding publication.</u> All display ads must be high resolution jpeg, png or tif files. Photographs to be used must be half tone. Ad's may be emailed to businessmgr@homesteadinthewillows.org. Include text ads in the body of your email. Pay for three months at the time you place the ad and you will receive the 4th month free.</p>	

CALL TO REPORT	
Waste Connections	303-288-2100
(HOA Trash Co.—Pick-up day is <i>Wednesday</i>)	
www.wasteconnections.com	
Airport Traffic Complaints	303-790-4709
Centennial City Services (24/7)	303-325-8000
Vandalism or Speeders	
Arapahoe County Sheriff's Dept.	303-795-4711
Street Light Problems:	
email odlighting@xcelenergy.com	
Barking Dogs	
Arapahoe County Animal Control	303-325-8070
Pot Holes	303-325-8000
Hazardous Waste Pick-up	1-800-449-7587
Graffiti	303-795-4711
Water Breaks	303-770-8625
Sewer Back-up's	303-779-0261
Div. of Wildlife -Coyotes	303-291-7227
Noise—Fiddlers Green	303-486-8275



The Homestead Playgroup
<ul style="list-style-type: none"> • We provide meet-ups for ages 0 - 6 • We connect new families & experienced families • We explore parks & activities around town • We are here for you & your young family
<p>Email Ana or Kate at homesteadplaygroup@gmail.com to sign up or ask questions.</p>



- Botox/Dysport/Jeuveau
- Dermal Filler
- Eface
- Sculptra
- Facials
- Microneedling
- Chemical Peels
- Body Contouring
- Emsculpt neo
- Weight Loss Injections
- Peptide & IV Therapy
- Emsella - Pelvic Floor

Ellen Neufeld MSN, CRNA, APRN
14-year Homestead Resident

Schedule a FREE Consultation

Call/Text 303-921-8228 | aviva-medspa.com

Mention this ad for a Homestead resident discount

Book
Online



AVIVA
Med Spa

ARCHITECTURAL CONTROL COMMITTEE (ACC)



- ◆ Before making any visible exterior change to your home or property, you **must** submit an Application for Architectural Change to the HOA for review and approval by the Architectural Control Committee.
- ◆ ACC has **30 days** to review a completed application. Do not schedule work or order materials until you have received approval for your project. Anything not expressly approved is deemed DENIED.
- ◆ When submitting an application current **pictures** of your home are required, to provide the ACC a visual of your space and project. Please ensure pictures are clear and show the entire project area.
- ◆ The website is static, it does not update in real time, while every effort is made to keep it current, we recommend you email or call the office with any questions.

ARTISAN BREADS BAKED BY YOUR NEIGHBOR
 ALL PRODUCTS NATURALLY LEAVENED WITH WILD YEAST
 AND MIXED WITH LOCAL INGREDIENTS WHENEVER POSSIBLE



**SPRUCE
HOUSE
BREAD**




Mixed and baked by Homestead alumni
 Jeff Nixon. Currently taking **PREORDERS**
 on the website for pick up on bake day.



SCAN TO VISIT sprucehousebread.com/sign-up
 and sign up for the weekly bread drop alert to
 see whats baking next.

www.sprucehousebread.com

Need to Update Your Will?

Wills & Trusts
 Estate Planning
 Probate

Free Initial Consultation. Evening & Saturday Appointments Available.

Patrick M. Plank, Attorney
 Homestead Resident
303-794-5901
 26 W. Dry Creek Circle, Suite 420 www.DenverWills.com



Sanchez Painters LLC

We Are Insured

Spray, Roll or Brush application 20 years of Experience
 Commercial/Residential Exterior/Interior

Additional services offered
 Kitchen Cabinets, Staining, Decks, Fences, Power Washing

Call **Christin** for a Free Estimate

720-854-8066 sanchezpainters3@gmail.com

AYMILLER ACCOUNTING SERVICES

**FULL SERVICE
BOOKKEEPING**

EXPERT ACCOUNTING SERVICES TO SIMPLIFY YOUR
 BUSINESS OPERATIONS

BOOKKEEPING
 PAYROLL
 AP/AR SERVICES
 NON-PROFIT & GRANT MANAGEMENT

AYMILLER.COM
ABBIE@AYMILLER.COM

LOCAL HOMESTEAD RESIDENT

STUART INSURANCE SERVICES
 HOME • AUTO • LIFE

25 Years in Business - Call Today!
 Longtime Homestead Resident



Stuart Siekmeier
303-955-4309
stuart@stuartinsure.com
 7600 East Arapahoe Road, Suite 302
 Centennial, CO 80112






and many more...

**SEWER / SERVICE LINE REPAIR / REPLACEMENT
 COVERAGE AVAILABLE ON HOMEOWNER'S POLICY**

Notice to All HOA Members

Dear Members,

In accordance with the new requirements set forth by Colorado House Bill 24-1233, we are updating our records to ensure compliance and enhance communication within our community. Effective immediately, all members are required to provide their current email address and cellular phone number.

Why This Information is Needed:

- To comply with the procedural requirements mandated by HB24-1233.

Action Required: Please submit your current email address and cellular phone number to the Business Office by December 1, 2024. You can do this by:

- Using the form below or found on page 7 of the November Homestead Herald.
- Emailing the information to businessmgr@homesteadinthewillows.org

We appreciate your cooperation in helping us maintain a well-informed and connected community. If you have any questions or need assistance, please contact the Business Office at 303-793-0230.

Property Address: _____

Owner Name: _____

Owner Email: _____

Owner Cellular Number: _____

Owner 2 Name: _____

Owner 2 Email: _____

Owner 2 Cellular Number: _____

_____ Initial if you are interested in having your contact information published in the Homestead Directory Booklet (excludes email addresses) and give your permission for the above information to be published in a directory distributed to all Homestead Residents. **Your information will not be included if you don't initial.**

Full names of children for the Directory: _____

Al Bellini Designs L.L.C.

HOMESTEAD RESIDENT SINCE 1978
LANDSCAPE CONSTRUCTION
PAVER PATIOS - WALLS - FIRE PITS
LOW VOLTAGE LIGHTING - WATERFALLS

Al Bellini, Owner
6015 E. Geddes Circle
Centennial, CO 80112
303.550.5856
albellini@comcast.net

Compassionate and swift service to ease your burden.



- Home Cleanout
- Estate Sale
- Home Repairs
- Home Staging
- Home Sale



Meg Dworak Properties
 license 100081955
 303-884-6115





11th ANNUAL HOMESTEAD COMMUNITY TURKEY TROT

Thanksgiving Day 9:30 a.m.

Come join us for our Annual fun walk/run on Thanksgiving Day.

Race starts at 9:30.a.m.

Bring the kids, pets, family members, etc. and meet in the back parking lot of Homestead Elementary.

We will have a mapped out 2 or 4-mile course.

In the spirit of being thankful, we have decided that this year's race donations will go to Food Bank of the Rockies.

If you are interested in making a donation (of any amount), please bring a check made out to Food Bank of the Rockies.

Turkey Trot Committee – Kathleen Goldy, Ginny Karlberg, Betsy Vena and Susan Wist

PRESTIGE
CUSTOM PAINTING

720.771.3208



John Mullett

Interior Painting
Kitchen Cabinet Painting
Exterior Deck Staining
Fence Staining

www.PrestigeCustomPainting.com
John@PrestigeCustomPainting.com

To see our work:

www.youtube.com/@ColoradoPaintPro
www.facebook.com/ColoradoPaintPro

Call for a FREE ESTIMATE

Serving South Metro Denver since 2007!



WATERKETCH
SPRINKLER

Proud to celebrate our 10th year maintaining Willows in the Homestead greenbelts.

We also do residential repair work.

303-660-8360 since 1985

waterketchsprinkler.com

DON'T CALL US, CALL THEM

Waste Connections	www.wasteconnections.com	303-288-2100
Vandalism or Speeders	Arapahoe County Sheriff's Dept.	303-795-4711
Barking Dogs	Arapahoe County Animal Control	303-325-8070
Hazardous Waste Pick-up		1-800-449-7587
Graffiti		303-795-4711
Div. of Wildlife -Coyotes		303-291-7227
Street Light Problems		odlighting@xcelenergy.com
Residence Sewer back ups	South Gate Water & Sanitation	303-779-0261
Sprinkler malfunction on HOA property	Waterketch	303-660-8360
Water pipe breaks at your residence		303-770-8625

Landscape Logic

By Nancy Bauer



Now's the time to finish up the last outside garden details before moving your gardening indoors. November is a good time to buy a bunch of flower bulbs and use them for forcing blooms inside. Flowers like tulips, crocus, hyacinth, daffodil, paper whites and amaryllis provide added color over winter.

Here are a few other gardening ideas to keep you busy this month:

·**Scoop up any remaining pumpkins**, colorful squashes and decorative gourds for decorating the Thanksgiving table. Get the kids involved in making a scarecrow to fill in the vegetable garden.

·**Pull carrots, beets, turnips**, and other root vegetables after the first killing frost. After vines die, harvest winter squashes and dig up potatoes. Give potatoes time for the skin to harden (cure) in a dark place for a week before storing them for winter.

·**Take time to add compost**, dry fertilizer, manure and other organic material to the vegetable bed to prepare it for next season. If you've always wanted to plant a strawberry patch, now's the time to get the planting bed ready for spring planting!

·**Buy a roll or two of tree wrap** and take time to wrap the trunks of young deciduous trees to protect them from harsh winter sun and wind.

·**In November and December**, when conditions are dry and daytime temperatures are over 40 degrees, it's a good idea to water your lawn and ground cover areas, pansies, and newly planted trees and shrubs. Remember, most established trees do not need extra water except in very exposed areas.

·**Empty clay or ceramic pots** that you keep outside or in a cold location during the winter of soil. This soil if left, may freeze and expand and crack the pot. However, keep the soil to use to fill the bottom of large planters next year. That way you won't need as much soil!

·**Refresh weatherproof containers** with twisted branches, twigs, leaves, pinecones and other garden remnants to create an attractive seasonal display.

·**Shop the garden centers sales** for items you know you'll need next spring. You'll be glad you stocked up on tools, hoses, fertilizers, and seeds when planting time rolls around again.

(Continued on page 13)

(Continued from page 12)

And if you are still looking for more chores to do....

If the ground is not frozen, you can still plant bulbs. (They may bloom a little later than those planted in September or October but they will still bloom)

Cut back perennials from last year so they will bloom better. It is important to cut back perennials now. If the foliage is diseased, it will not only re-infect the plant next season, but it also could spread the disease to other plants as well. With a sharp pair of pruners, remove dead plant material all the way to the crown. Remove or compost debris.

Sow seeds of perennials that need cold treatment, such as alliums, gentians, monkshood, primulas, and alpine plants. Sow in flats and move them outside to a shady location, or sow directly in an empty bed outside. Cover with pine boughs.

Brush heavy snow off tree and shrub limbs to protect them.

After the holidays, chop the branches off your Christmas tree and lay them over bulb beds and perennial gardens. The added insulation helps protect plants against fluctuating soil temperatures and early warm-up.





Homestead Holiday Rides

What: Horse Drawn Carriage Rides

When: 5pm-9pm

Wednesday, December 18th (west)

Sunday, December 22nd (north)

rides leave every 20 minutes as listed on the form

Where: West Pool & North Pool

Cost: \$10 per person (3 & under free)

reservations required



2024 Homestead Holiday Rides
Horse Drawn Carriage Rides Reservation Form

First & Last Name _____

Street Address _____

Phone _____ Email _____

of Tickets(\$10 each) _____ # of Children 0-3 (free) _____

We will combine families to total 14 riders. Rides leave every 20 minutes.

Place numbers **1st, 2nd, & 3rd** next to your preferred **DAY/TIME** choices.

DAY 1 (Wednesday, December 18th) West Pool Lot

5:00	6:00	7:00	8:00
5:20	6:20	7:20	8:20
5:40	6:40	7:40	8:40

DAY 2 (Sunday, December 22nd) North Pool Lot

5:00	6:00	7:00	8:00
5:20	6:20	7:20	8:20
5:40	6:40	7:40	8:40

PLEASE RETURN THIS FORM W/ A CHECK PAYABLE TO: **Homestead HOA**
 DROP @ **HOA office** (5896 E Geddes Ave)
RESERVATIONS WILL NOT BE ACCEPTED BEFORE
SATURDAY, DECEMBER 7th @ 8:00am.

NOTE: RESERVATIONS REQUIRED; NOT ACCEPTED BEFORE 12/07 @ 8AM!

→As you deposit your form & payment, please write your name & drop time on the sign-up to note the order in which it was received.

We will take reservations until the rides are full and try to accommodate as many families as possible. If there is bad weather, you will get an email (& post on HOA social media) of the cancellation & refund process.

****In the event that you cannot make your ride spot, YOU MUST find someone to fill your spot; REFUNDS are UNAVAILABLE.****



TINA PARKS

real estate professional

- **Expert Guidance:** With years of industry expertise, Tina provides you with the best advice and insights into both buying and selling in today's housing market.
- **Personalized Service:** Tina understands that every homebuyer and seller is unique. She takes the time to understand your preferences and tailors her services to match your specific buying or selling needs. Full Time, Full Service.
- **Local Knowledge:** Whether you're eyeing a new home or looking to sell your property, Tina has a deep understanding of the local market trends to help you make informed decisions.
- **Strategic Marketing** Tina offers professional staging, top-notch photography, drone video and social media highlight reels for every client. She also includes targeted online marketing campaigns, paid advertisements, You Tube videos, property websites and extensive mailers to ensure your home reaches the right buyers.
- **Smooth Transactions:** Buying or selling a property can be stressful, but not with Tina! She ensures a seamless and hassle-free transaction from start to finish. You'll know what to expect and when. Communication is key!
- **YOUR Best Interest At Heart:** It's about relationships not just the transaction.. Clients trust that Tina will put them first.....always. Plus she's just really fun and refreshing to work with.

Hi, I'm Tina



Scan me



Tina Parks
Friend | Trusted Advisor | Neighbor
Top Producing Agent



www.tinaparks.com | 720.232.4482 | tina@tinaparks.com







**Become a coach for the 2025 season and
have a swim-tastic summer!!**

We are looking for coaches who will be enthusiastic teachers and role models for our neighborhood swimmers. If you would like to be a coach, submit your application now to be considered for an interview over the holiday break in early January.

Please contact Penni George via email: penni.m.george@gmail.com for more information and to submit your resume. Submission deadline is **December 15, 2024**.

Your 2025 Swim Team Parent Representatives, Penni George, Helen Kaptain, Geniella Lester and Nevienne Manning

SUN	MON	TUE	WED	THU
3	4	5 	6	
10	11 	12	13 	
17	18	19	20	
24	25	26	27	<p>TURKEY 9:30</p> 

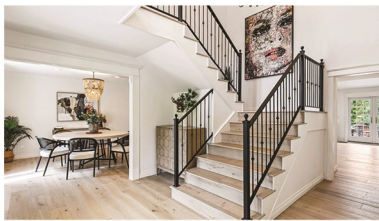
	FRI	SAT	
	1	2 	<p>Social Highlights: 11th Annual Community Turkey Trot</p> <ul style="list-style-type: none"> • November 28 - 9:30am • Start: Homestead Elementary Back Parking Lot • 2 and 4 mile loops <p>Holiday Carriage Rides (coming soon)</p> <ul style="list-style-type: none"> • December 18 - West Side • December 22 - North Side • Check Herald Ad for info
7	8	9	
14	15	16	<p>NOTES</p> <p>Join the Social Committee: We need new members! Email if interested: Socialcommitteehomestead@gmail.com</p> <p>Homestead Playgroups - join the fun! Contact: homesteadplaygroup@gmail.com</p> <p>Connect with us: Website: Homesteadinthewillows.org Facebook: Homestead in the Willows HOA</p>
21	22	23	
28 ROT 	29	30 	



KYLE MALNATI PRESENTS

5133 E Oxford Avenue

5 Bed | 5 Bath | 5,170 SF | Cherry Hills Village



Kyle Malnati


303-358-4250

Malnati@Kentwood.com

KyleMalnati.Kentwood.com

Kentwood Real Estate - DTC



 All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

Kentwood
Real Estate

HOMESTEAD ELEMENTARY

TURKEY DRIVE

Nov. 18-22

Donation Drop:
Drop your donations to
Homestead Elementary Front + Back Parking Lots
7:45-8:15am Monday-Friday



BRING A FROZEN TURKEY
AND/OR NON-PERISHABLE ITEMS

Gift cards to grocery stores are
always welcome & appreciated!

We are collecting the following additional item::

- Cranberry Sauce
- Boxed Mac + Cheese
- Canned Corn
- Canned Gravy
- Mashed Potatoes
- Rolls/Biscuits
- Dressing
- Boxed Dessert Mixes
- Canned Vegetables and Fruits



KATE · PERRY

PROPERTIES

Professional Real Estate Advisor Offering Exceptional Market
Knowledge and Concierge Services

Homestead Homeowner Since 1995 | Homestead Realtor



• *Highest Homestead Sale 2022* • *DMAR Excellence Awards* •
Real Trends Top 1.5% Nationally • *5280 Denver Five Star Realtor*

Kateperryproperties.com
303-810-0474 | kperry@livsothebysrealty.com





America, Let's Raise the Bar!

OB Painting, Inc.

Call TODAY
for an Appointment

303-986-8198 • Cell 303-908-9063

- Interior & Exterior Painting
- Fence Staining / Painting
- Deck Staining / Painting
- In Business for 15 Years
- American-Owned and Operated
- All Workers Comp and Liability Insurance

\$300^{OFF}
Complete
Exterior
Paint Job

\$150^{OFF}
Interior
Paint
Job

Special "Thank You" for Veterans:
An additional 10% off!!



HIGH MOUNTAIN
XERISCAPE
PROFESSIONAL
LANDSCAPE DESIGN

- LOW-WATER LANDSCAPING
- NATIVE PLANTINGS
- ROCK & CREVICE GARDENS
- LANDSCAPE CONSULTATION
- GARDEN COACHING
- PLANTINGS/FINE GARDENING

HEATHER JOHNSON
HOMESTEAD RESIDENT
OWNER & DESIGNER
EDUCATED & EXPERIENCED

SCHEDULE TODAY
303.720.6180



www.highmountainxeriscape.com

DENVER
Academy of Ballet

DANCE WITH US!

Call or email to schedule a FREE trial class. All ages!

303-723-4203
dab@denveracademyofballet.com
www.denveracademyofballet.com



Denver Academy of Ballet is located in the Cherry Knolls Shopping Center @ Arapahoe and University.

Owned and operated by Homestead residents Rob and Chandra Kuykendall



Seeking residents to oversee the FUN

Social Committee needs a person (or two) to oversee the committee by:

- Event Calendar Management
- Event Budget Supervisor
- HOA Board Liaison
- Event Coordinator Liaison

EVERY event has a 2025 Event Coordinator **except Food Trucks.**
[Thank you to those who have volunteered!](#)

Please email
socialcommitteehomestead@gmail.com
with interest or questions



DENVER *dreaming.*

Dream homes come in all shapes, sizes and styles. Whatever your needs, for a growing family or the family looking to downsize, your real estate journey begins by giving me a call.

- Local area expertise - Homestead owner, involved in the community
- Coldwell Banker® International President's Circle Award
- Print and digital marketing expertise to get your home in front of the right buyers
- Dedicated and trusted - most business referral based

AK RILEY

Broker Associate
C. 720.289.2929 | O. 303.409.1300

ak@kadenverhomes.com
kadenverhomes.com
Agent Lic. #100069473



6501 E. Belleview Ave., Suite 500, Englewood, CO 80111

COLDWELL BANKER REALTY

Not intended as a solicitation if your property is already listed by another broker. Affiliated real estate agents are independent contractor sales associates, not employees. ©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. BR @ 20YYZ3_CDO_7/20



HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting October 14, 2024 – Unofficial Minutes

THREE TAKEAWAYS:

1. Colorado HB24-1233 requires the HOA to have an email address and cellular phone number on file for every property. Look for the form in the November Herald and submit your information – even if you think the HOA already has it!
2. Homestead's 50th birthday celebration will be held on September 13. Follow the Herald for information and updates.
3. The Board of Directors needs one new Member in 2025. Your home may be your largest asset. Be a part of the governing body who influences your home's value!

CALL TO ORDER: President, James Keating called the meeting to order at 5:35pm. Present were Vice President, Michael Garnsey; Secretary, Ginny Karlberg, Treasurer, Steve Bell, Business Manager, Katie Kidwell; ACC Manager, Emily Maxfield; Landscape Manager, Nancy Bauer; Tennis Manager, Jill Ellsworth; Social Committee Co-Chair, Kelly Kane; and Swim Team Parent Rep, Neviene Manning. Member at Large, Robb Origer attended the meeting via Zoom.

COMMITTEE REPORTS:

SWIM TEAM: Neviene reported that Swim Team was currently looking for coaches for the 2025 season and would post an article in the November Homestead Herald. The Hurricanes plan to upgrade the sound system. Robb suggested a wireless system and Neviene will find out if the system needs to be wired or if a wireless system could work. Homestead will host the 7-8-year-old prelims next summer for RMSL during the week of July 7.

SOCIAL COMMITTEE: The Social Committee submitted their proposed budget to the Board and announced plans to host a 50th Birthday Celebration for Homestead tentatively scheduled for September 13, 2025. The Event will include a variety of activities including tennis, swimming, memorabilia, live music, and food. Homeowners should watch the Homestead Herald for information. The committee co-chairs are still seeking replacements when they step down in December after six years of service. If you love the social events the Homestead community enjoys, please consider volunteering to chair this valuable committee.

(Continued on page 26)

(Continued from page 25)

MANAGER REPORTS:

POOL: Front Range Recreation submitted a written report and their proposed 2025 budget.

LANDSCAPE: Manager Nancy Bauer reviewed her 2025 operating budget and suggested items to be funded from the Reserve Fund with the Board. The grounds maintenance and irrigation contract are both up for renewal and Nancy presented the new contracts as well.

TENNIS: Manger Jill Ellsworth presented her proposed 2025 Budget noting that the tennis community in Homestead has grown to the extent that two teams must now play out of South Suburban because Homestead does not have enough courts to accommodate all the teams who want to play.

ACC: Manger Emily Maxfield and the Board discussed a recent home improvement that the board agreed was unacceptable and what the Board wanted the ACC to require. Emily is waiting for clarification from the HOA attorney about the new Xeriscape Policy

BUSINESS: Katie reported on collections, fence payments, and the impact of recent legislation affecting HOA's. Board members must now register their information under the Corporate Transparency Act and the Board's collection policy was updated to comply with HB24-1233 and 1337. Because of new notification requirements in HB24-1233 the HOA is required to have on file an email address and a mobile phone number for every property. A notice will be placed in the Herald directing Homeowners to supply this information the Business Office. Some Homestead Herald advertisers would like to pay their advertising invoices online. The Board and Katie discussed adding advertisers to the PayHOA platform so that owners could pay there. The Board also agreed it was time to raise advertising rates, which had not been increased since 2022. Katie reviewed her budget and Reserve fund requests with the Board noting the increased number of administrative hours required to provide the service homeowners expect, monitor the social media and billing platforms. She also noted the cement decking at the pools need replacement and reviewed the proposals she had received with the Board. The Waste Connections trash contract expires in March 2025 and Katie has requested a new contract from Waste Connections for the Board to review.

(Continued on page 27)

(Continued from page 26)

FINANCIAL REPORT: Treasurer, Steve Bell, will review the submitted budgets and report back to the Board members. The Board also discussed the cost of the accountants hired to help with the fence accounting when the previous bookkeeper retired.

HOMEOWNER COMMENTS: There were no homeowner comments.

OLD BUSINESS: The Xeriscape Policy is still being discussed.

NEW BUSINESS: Katie reminded the Board that one new member was needed by March 1, 2025.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:15pm. The next regular Board Meeting will be on Monday, November 11 at 6:30pm at the Business Office.

BUYING OR SELLING A HOME?

LET'S WORK TOGETHER!



Give me a call to talk about my special rate for
Homestead in the Willows residents.



Lynn Price

Homestead Homeowner

Homestead Realtor



HOME SMART

303.588.9141

lynn.price@pricerealtygroupco.com | lynnpricerealtor.com

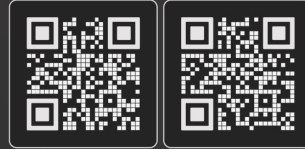
ACC MINUTES



- The ACC revisited an application to expand a current deck across the back of the home. The ACC approved the overall project, but requests the homeowner keep the 3rd level deck tiered to keep depth dimension on the back of the home.
- Upon final inspection of exterior paint on a home, the ACC decided that the results look like a white-washed treatment as opposed to traditional opaque painted brick. The homeowner claims that he painted the brick as approved, not stained. The ACC will request the homeowner provide more information.
- Upon final inspection of replaced siding on a home, it was determined that the homeowners used siding as trim pieces, and also made changes to their garage and windows without approval. The resulting aesthetic is not approved.
- The ACC discussed a homeowner concern that grids in windows are less energy efficient. The ACC decided that there is enough evidence to support that the impact is small compared to other benefits and the overall aesthetic that grids provide.
- Shutters – Timberlane (one of the vendors on our approved shutters list) has some shutters that are only warrantied if they have metal caps. The caps can be painted to match the shutter, so they will be approved so long as they are painted. The ACC will not allow the caps to remain silver or copper metal.
- EV charging stations – The ACC voted and decided that all EV charging stations must be installed inside the garage. They may not be on the outside of a home. The Residential Improvement Guidelines will be updated to reflect this addition.

INJECTING CONFIDENCE®

aesthetic medicine



BOOK NOW REVIEWS
MENTION HOMESTEAD FOR
\$100 OFF!*

FEATURED SERVICES

BOTOX® AND FILLER

EMFACE®

- NON-INVASIVE FACIAL REJUVENATION

OPUS® PLASMA LASER RESURFACING

POTENZA® RF MICRONEEDLING

SCULPTRA®

OZEMPIC®/SEMAGLUTIDE

HYDRAFACIAL

HAIR RESTORATION

SPA FACIALS

BBL/IPL FACIALS

EXOSOMES

MEDICAL GRADE SKINCARE

AND MORE!



KATIE GUEST, RN BSN
OWNER AND MASTER INJECTOR

HELPING YOU LOOK AND FEEL

Mysteriously Fabulous
SINCE 2017!

*New patients only, \$300 minimum purchase

@injectingconfidence

info@injectingconfidence.com

720.739.3690

720.734.1230

SERVICES

Advertising in the Homestead Herald does not constitute an Association endorsement of services promoted. We strongly recommend before using any service homeowners contact references. Names listed have not been endorsed or evaluated in any way.

SODERSTROM'S PROFESSIONAL

PAINTING:

Specializing in residential home interior painting. Drywall Repair, Quality workmanship, Quality Materials. In Business 20+ years. Insured.

Credit Cards accepted. Call for an estimate: Dennis or Alan (303) 922-4441.

ARBORIST CONSULTANT:

Jim McGannon. Site consultation, tree/shrub/landscape inspections, diagnosis, appraisals, landscape design (i.e. xeriscape), much more. Certified Arborist and professional forester.

Contact forestermcgannon@gmail.com, (303) 526-1118, coloradotreearborist.com

ENCORE MUSIC ACADEMY: Affordable music lessons in the convenience of your home. Home school students welcome. Curriculum based guitar, bass guitar, piano/keyboard, and viola instruction.
(720) 520-3800.

TEEN SERVICES

Advertising in the Homestead Herald does not constitute an Association endorsement of services promoted. We strongly recommend before using any service homeowners contact references. Names listed have not been endorsed or evaluated in any way.

BABYSITTING:

Hi! My name is Lilah Rich. I am 13 years old and would love to help with your children. I am Red Cross certified. I am reliable, trustworthy, and responsible. I love to do art and read.

Please call me at (720) 842-9667

WINDOW WASHING:

Hi, We are Ryker Vancil and Connor Carlson. We wash ground level exterior windows and would love to wash your windows.

Please text (720) 701-1490 for more information.

BABYSITTER:

Hi! I'm Isabella Martini, and I am a Red Cross certified babysitter. I am 16 years old, and I'm going to be a Junior at Creek. I would love to watch you children!

Please contact me at (303) 718-2062.

PETSITTING SERVICE:

Responsible teen with driver's license providing personalized nurturing and reasonably-priced pet care.

Text Zoe: (915) 248-8544.



SANTA IS COMING TO HOMESTEAD

- Open House to meet Santa
- Professional family photos with Santa
- Enjoy treats, drinks, and neighborhood cheer!

7281 S PONTIAC WAY

DECEMBER 14TH 4PM-6PM

Mark Santa off your holiday checklist and
spread some cheer in Homestead with
The Boone Girls Real Estate Team!

Brought to you by

ELI BOONE
KIKI FAIRCLOTH
real estate

CAMBER
REALTY

HOA Reminder

Snow Removal on Community Greenbelts and Sidewalks



Effective 2023-2024, the HOA will provide a limited amount of snow removal on the community greenbelt paths and some sidewalks. Snow will be cleared from these areas after an accumulation of 3 inches and the snow has stopped. Homeowners are reminded that just because a path is cleared of snow it is not a guarantee of safe passage.

From the October 2023 Board Meeting Minutes in the November 2023 Homestead Herald:

“Snow and ice removal was initiated in a trial last winter and was received with much appreciation from many homeowners. The Board continues to acknowledge that not all residents believe snow removal is necessary, but the majority of feedback is in favor of snow removal. As was discussed at the annual meeting, a community vote is not required to commence snow removal. The neighborhood foliage has changed significantly with mature trees shading many sidewalk areas, especially the major thruway of Easter. Once a major snow is not cleared, significant areas that never get sun remain snow- and ice-packed for the remainder of the winter. Homestead has many walkers of all ages, many of whom resort to walking in the street when the sidewalks are icy. This is extremely dangerous. The Board has fully researched all legal issues and accepted the legal recommendation to regularly remind homeowners that just because a path is cleared of snow, it is not a guarantee of safe passage. The Board agreed to accept the Snowology snow removal contract for 2023-24.”

Per the City of Centennial - “in the interest of public safety and the absence of a City ordinance, the City strongly encourages citizens to remove snow from the sidewalks adjoining their property within 24 hours after a snowstorm ends. ”



Windows

We stand by our installation and products with a double lifetime warranty on most of our windows and doors.



Siding

No matter fiber cement, engineered wood, vinyl or metal siding, we offer factory direct pricing and flawless execution on installation.



Roofing

Our roofing installers will assist in choosing the right materials for the job. We can also help navigating the insurance company or the HOA.



Painting

Our painting service begins with complete prep of woodwork for a solid foundation, the bedrock of any successful project

Say Hello to Curb Appeal in Homestead

HRTI is proud to be your neighborhood exterior remodeling resource. We are a one-stop-shop for all your exterior home needs. Whether you need a few windows replaced or have been victim of a summer storm and need an exterior makeover, we can help. We're happy to work with the insurance company or HOA too!

VISIT US AT HRTI.COM

Proud Homestead Resident & Homestead Elementary School Sponsor



Call Today For a Free Estimate
303-984-6159



MOM • PLAYGROUP LEADER • NEIGHBOR • HOMESTEAD REALTOR

- Professional Realtor with over 10 years of Experience •
- Centennial Native & Homestead Resident Since 2021 •
- Homestead Playgroup Leader & Easter Egg Hunt Organizer Since 2022 •

Need to Sell Your Home or
Buy a New Home in Homestead?

AnaJ@Kentwood.com
720.434.5435

Jewett Can Do It!

Kentwood

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.



KIND KIDS APPAREL

Sustainably made clothes that stay in the loop and out of landfills.

Scan QR or visit wearloop.co
Discount Code: HOMESTEAD15



Scott Scholbe

Homestead Homeowner • Homestead REALTOR®

————— Since 1984 —————

An Exceptional Record of Success
in Homestead Sales & Service

You Deserve A Professional Broker!

303-638-7610

Scott@Kentwood.com

www.ScottScholbe.com

5280 MAGAZINE



TEN-YEAR AWARD WINNER

Kentwood

